

CITY of LOS ANGELES

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	3,722,500
Annual Single-Family Units Permitted (1996-98, Avg.):	1,136
Annual Multi-Family Units Permitted (1996-98, Avg.):	1,606
Total Annual Residential Units Permitted (1996-98, Avg.):	2,742

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	<25%

v. Nexus Reports

-nexus findings are made in each originating ordinance or project approval
-separate nexus reports are not prepared

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

Yes

ii. Expected Location of New Subdivision in this Jurisdiction:

Sylmar in the north San Fernando Valley
Roxford St. @ Glenoaks Blvd.

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, traffic, geotechnical, habitat

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	80.00
Private Garage Valuation Price per Sq. Ft.	24.00
Total Valuation per Unit	209,600
Total Valuation per 25 Unit Subdivision Model	5,240,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	flat	16,430
Zone Change Application Fee	included in GPA fee	-
Planned Unit Development Fee ¹	875 flat + 2 blocks @ 362/block	1,791
Preliminary, Tentative, Final Map Fee ¹	2110 flat + 67/lot	4,239
Site Plan Review Fee ¹	flat	56
Environmental Assessment / Neg Dec Fee ¹	flat	647
Subtotal Planning Fees		23,163

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee ¹	schedule based on val'n	34,800
Building Plan Check Fee ¹	90% of bldg permit	31,300
Engineering Plan Check Fee ¹	schedule based on improvement val'n	4,480
Grading Plan Check Fee ¹	schedule based on CY	2,746
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	587
Blueprint, Microfilm, Copy, Storage Fees ¹	flat per model	81
Grading Permit Fee ¹	schedule based on CY	3,052
Electrical Permit Fee ¹	fixture count	9,050
Plumbing Permit Fee ¹	fixture count	9,050
Mechanical Permit Fee ¹	fixture count	4,500
Subtotal Plan Check, Permit & Inspection Fees		99,646

viii. Infrastructure, Impact & District Fees ²

Type / Fee Calculation	Per Unit	Fee Amount
LA USD - School Impact Fee	1.93 / sf	120,625
City - Quimby Fees	based on Quimby calc.	26,225
City - Dwelling Unit Fee	flat per unit	12,500

City - Sanitary Sewer Connection Fee ¹	based on bdrms	967	24,175
City - Water Connection Fee	flat per unit	2,881	72,024
Edison - Electric Connection Fee	10/meter	10	250
So. Cal. Gas - Gas Connection Fee	25/meter	25	625
Subtotal Infrastructure, Impact & District Fees			256,424

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	379,233
Total Fees per Unit (total from above / 25 units)	15,169

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Infill Unit in this Jurisdiction: Northridge in San Fernando Valley
Nordhoff St. @ Tampa Ave.

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	80.00
Private Garage Valuation Price per Sq. Ft.	24.00
Total Valuation per Model	209,600

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			-
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee ¹	schedule based on val'n	1,392	1,392
Building Plan Check Fee ¹	90% of bldg permit		1,252
Grading Plan Check Fee ¹	schedule based on CY		1,537
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	23.48	23
Grading Permit Fee ¹	schedule based on CY		1,708
Electrical Permit Fee ¹	included in Bldg Permit		-
Plumbing Permit Fee ¹	included in Bldg Permit		-
Mechanical Permit Fee ¹	included in Bldg Permit		-
Subtotal Plan Check, Permit & Inspection Fees			5,912

viii. Infrastructure, Impact & District Fees ²	Type / Fee Calculation	Per Unit	Fee Amount
LA USD - School Impact Fee	1.93 / sf	4,825	4,825
City - Sanitary Sewer Connection Fee ¹	based on bdrms	967	967
City - Water Connection Fee	flat per unit	1,514	1,514
City - Dwelling Unit Fee	flat per unit	500	500
Edison - Electric Connection Fee	10/meter	10	10
So. Cal. Gas - Gas Connection Fee	25/meter	25	25
Subtotal Infrastructure, Impact & District Fees			7,841

x. Totals**Total Fees for Single-Family Infill Unit Model** (total of subtotals above)**13,753****D. 45 UNIT MULTI-FAMILY MODEL****i. Project Typical for Jurisdiction?**

Yes

ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:Van Nuys in the San Fernando Valley
Sherman Way @ Woodman Avenue**iii. Expected Environmental Assessment Determination:**

Exemption per Zoning Ordinance / by right

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps
-Common Amenities / Open Space:	-100 sf private open space per dwelling unit
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	80.00
Private Garage Valuation Price per Sq. Ft.	24.00
Total Valuation per Unit	84,800
Total Valuation per 45 Unit Multi- Family Development Model	3,816,000

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee ¹	flat	12,323
Zone Change Application Fee	included in GPA fee	-
Planned Unit Development Fee	included in GPA fee	-
Landscape Review Fee ¹	flat	56
Environmental Assessment / Neg Dec Fee ¹	flat	647
Subtotal Planning Fees		13,026

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee ¹	schedule based on bldg val'n	16,183
Building Plan Check Fee ¹	90% of bldg permit	14,564
Engineering Plan Check Fee ¹	schedule based on improvement val'n	3,248
Grading Plan Check Fee ¹	schedule based on CY	2,445
Strong Motion Instrumentation Fee (SMIP) ¹	.0001 x val'n	9.51
Blueprint, Microfilm, Copy, Storage Fees ¹	flat per unit	7.20
Grading Permit Fee ¹	schedule based on CY	2,716
Electrical Permit Fee ¹	fixture count per project	16,590
Plumbing Permit Fee ¹	fixture count per project	12,420
Mechanical Permit Fee ¹	fixture count per project	194
Subtotal Plan Check, Permit & Inspection Fees		69,112

viii. Infrastructure, Impact & District Fees ²	Type / Fee Calculation	Per Unit	Fee Amount
LA USD - School Impact Fee	1.93 / sf	1,930	86,850
City - Storm Drainage Connection Fee ¹	flat		280
City - Sanitary Sewer Connection Fee ¹	based on bdrms	854	38,433
City - Water Connection Fee	flat per unit	1,211	54,505
City - Dwelling Unit Fee	flat per unit	500	22,500
Edison - Electric Connection Fee	10/meter	10	450
So. Cal. Gas - Gas Connection Fee	25/meter	25	1,125
Subtotal Assessment District Charges			204,143
x. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			286,281
Total Fees per Unit (total from above / 45 units)			6,362

Notes: ¹ A 12% surcharge has been added to these fees to cover the costs of running the permit center. The fees amounts shown here include the surcharge.

² Impact and Development Fees apply to only about 5% of the city. They are imposed through specific plans, which usually apply to older, built-out areas. The model survey projects would not typically be built in areas under specific plans.